

**STATEMENT OF PROCEEDINGS FOR THE  
SPECIAL MEETING OF THE  
CITY OF SAN FERNANDO OVERSIGHT BOARD**

**CITY OF SAN FERNANDO  
CITY COUNCIL CHAMBERS  
117 MACNEIL STREET  
SAN FERNANDO, CALIFORNIA 91340  
Wednesday, March 19, 2014**

**10:00 AM**

AUDIO LINK FOR THE ENTIRE MEETING (14-1484)

Attachments:    [Audio](#)

I. CALL TO ORDER

**Chair Frank called the meeting to order at 10:10 a.m.**

II. ROLL CALL

**Tanya Ruiz, Administrative Staff, called the roll:**

Present:            Board Members William Bass, Sonia Gomez-Garcia, Robert  
                         Moran, Vice Chair Frederico Ramirez and Chair Judith Frank

Absent:            Board Members Monte Perez and Jerry Ramirez

III. ADMINISTRATIVE MATTERS

1.    Self-introduction of newly appointed Oversight Board Members. (14-1365)

**Newly appointed Board Members Sonia Gomez-Garcia and William H. J. Bass provided brief self-introductions.**

IV. RECOMMENDATIONS

2.    Recommendation: Consideration to adopt Resolution No. 18 approving the Long Range Property Management Plan (LRPMP). (14-1367)

**Chair Frank indicated that the Long Range Property Management Plan (LRPMP) was not distributed with adequate time to review, and therefore requested that the Oversight Board recess for thirty (30) minutes to allow ample time to review all supporting documentation.**

**By Common Consent, there being no objection (Board Members Perez and Ramirez being absent), the Board recessed at 10:11 a.m.**

The Board Members returned from recess and the Regular Meeting reconvened at 10:35 a.m. with the following Board Members present: Moran, Gomez-Garcia, Bass, Vice Chair Ramirez and Chair Frank. Board Members Ramirez and Perez were absent.

David Gondek, Successor Agency Legal Counsel, provided a PowerPoint presentation which included a detailed overview of the permitted uses and processes, and disposition of properties of the LRPMP. He indicated that the former San Fernando Redevelopment Agency owns a total of eight (8) properties, of which seven (7) of those properties are surface parking lots within the City's downtown and civic center areas while one is a vacant property which is located at 1320 San Fernando Road.

Mr. Gondek highlighted the three (3) properties which the Successor Agency intends on disposing of and transferring to the City to retain for governmental use:

- City Parking Lot No. 6N
- City Parking Lot No. 11
- City Parking Lot No. 12

Mr. Gondek further noted the five (5) properties which the Successor Agency intends on transferring to the City and retain for future development:

- City Parking Lot No. 3
- City Parking Lot No. 5
- City Parking Lot No. 8
- City Parking Lot No. 10
- 1320 San Fernando Road

Board Member Moran referred to the three properties that the Successor Agency intends to retain for governmental use and indicated that though he does not foresee a problem with Parking Lot No. 6N, he expressed concern for Parking Lot No.'s 11 and 12. Board Moran questioned whether governmental employees park in lots 11 and 12. He added that if not, the Department of Finance (DOF) may question since the two parking lots are categorized as "Governmental Use" though are intended for the public. Mr. Gondek replied that though the lots are also open to the public, it does not constitute as a public use. Mr. Gondek further explained that the property was developed in reliance on a zoning assessment district regime and is integral to a public use. Nonetheless, the City's position is that both lots, as established by the specific plan, zoning and assessment district regulation, are government use properties.

Vice Chair Ramirez referred to the history and development of lots 11 and 12 listed on page thirty-five (35) of the LRPMP, and noted that post 1971 Sylmar earthquake, the City of San Fernando was issuing rebuild permits to properties, and under the ordinance, the rebuild of non-conforming buildings was allowed. Vice Chair Ramirez added that during that time, there were empty parking lots available to support the non-conforming buildings with little or no on-site parking, therefore businesses have relied and continue to rely on the lots.

Chair Frank suggested that the plan include parcel maps for each of the properties. Mr. Gondek ensured that an addendum page would be included to contain parcel diagrams.

Vice Chair Ramirez also clarified that a correction on page fourteen (14) of the LRPMP should be made to duplicate Exhibit D, which indicates that for parking Lot No. 5, Parcel No. 2521034904 is owned by the City and 2521034905 is owned by the former Redevelopment Agency.

Chair Frank further suggested that a plot plan be included as an addendum for each of the properties with a view of the surrounding streets to allow for easier understanding of what properties are to be transferred. Chair Frank also asked if Figure 1 map could be revised to include building APN No.'s and suggested that pertinent buildings be labeled. Vice Chair Ramirez also concurred. Mr. Gondek accepted the suggested requests.

Chair Frank inquired on the action being requested of the Oversight Board and whether the approval includes transfer of properties to the City. Mr. Gondek clarified that the Oversight Board is only approving the process and that no transfers would occur until after the DOF has made their findings. He added that should the DOF approve, staff will later come back to the board to begin the steps of the transfer process and approval of Resolutions.

Vice Chair Ramirez recommended that the Oversight Board approve the LRPMP with a provision that an addendum be added which will include assessor parcel maps to help identify portions of parking lots that are to be disposed of and also make a correction of ownership for Parcel No.'s 2521034904 and 2521034905 for Parking Lot No. 5.

**On motion of Vice Chair Ramirez, seconded by Board Member Moran, duly carried by the following vote, the Board adopted Resolution No. 18, a Resolution of the Oversight Board of the Successor Agency to the San Fernando Redevelopment Agency approving the Successor Agency's Long-Range Property Management Plan pursuant to Health and Safety Code Section 34191.5 as amended:**

**Ayes:** 5 - Board Members Bass, Gomez-Garcia, Moran, Vice Chair Ramirez and Chair Frank

**Absent:** 2 - Board Members Perez and Ramirez

**Attachments:** [Staff Report, LRPMP, and Resolution](#)

#### **V. STAFF COMMUNICATIONS**

This time is set aside for Successor Agency staff to update the Board on important items initiated by staff or previously requested by the Oversight Board.

**There were none.**

#### **VI. MISCELLANEOUS**

3. Matters not on the posted agenda (to be presented and placed on the agenda of a future meeting). (14-1368)

**There were none.**

4. Public Comment. (14-1369)

**There were none.**

5. Adjournment. (14-1370)

**The meeting adjourned at 11:25 a.m.**